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PLANER PLANER	\$\frac{1}{2}\$\cdot \cdot \c	STORMWATER NOTE: IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT JB FOR THE MANITUANCE OF	SMBC.
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ELECTY PROPERTY TRUST, BY ROSERT L. REL. SENDR VP. & REGORAL DIRECTOR SUBMINISTRATION OF THE SENDRAL DIRECTOR SUBMINISTRATION OF THE SENDRAL DIRECTOR 19 DAY OF	<u>BEARING</u> <u>OISTANCE</u> 3 33709'56" 27.35" 3 982'0756" 11.69"	STORWATER EASEMENTS: THE OWNER OF LOT 38 SHALL HAVE THE ROUT TO DISCHARGE STORWATER THROUGH LOT JA AND NITO BASIN A-2 DI LOTT SE, THE OWNER OF LOT 38 SHALL BE RESPONSED FOR THE AND NITO BASIN A-2 DI LOTT SE, THE OWNER OF LOTT SE STORMAND OF THE LOTT SE STORMAND OF REPAIR OF THE LOTT SE STORMAND OR REPAIR OF THE LOTT SE AS TORMANDER FIFE AND MANGLE ON LOTT 38 SHALL BE RESTORED TO DROMAL CONDITION BY THE OWNER OF LOTT SE THE OWNER OF LOTT SHALL BE RESPONSED FOR MAINTENANCE OF SASIN A-2 INCLUDING ALL STORMANDER PRING, HEADWALLS, MANGLES, AND STRUCTURES.	100 M21 Mag Ma 1012 M
NY COMMISSION EXPRES ON DAY OF 19	⊕ #320,20,20,# 3170, ⊕ 23250,25,# 811, ⊕ #320,25,# 811,		KEY MAP
I HERRIEY CERTIFY THE ABOVE PLAN AND SURVEY TO BE CORRECT IN ALL ITS DETAILS. DATE E. JOO. P.E., P.L.S.	② MRT2227° 20.06°	DATUR: N	

SANITARY LINE W BEE HORANT # \$ ## A FRE WORKNAT

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LEGEND

WAVERS REQUESTED

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\$1MBOL ,420 +420 ⊕ on ** * EXISTING DECIDUOUS TREE EXISTING EVERGREEN TREE

EXISTING SHRUBS / HEDGE ROW / TREELINE PROPOSED TREE EXISTING BUILDING STABUZED GRASS CENTERLINE
PROPERTY LINE
BITUMNOUS
TYPICAL
PROPOSED MONUMENT

SPOT GRADE SIGN

ATE: 050X: 7/17/00 09W

CALE: 04X: JW

RAIN: APPRO: FPO

08: 04799.20 P. MGR: 04799.20

SP-1

NOTE: PROPOSED MONUMENT VERTICAL TEXT INDICATES PROPOSED FEATURES SLANTED TEXT INDICATES EXISTING FEATURES 0 50° 100° 150° SCALE: 1"-"0"

- LOTS PLAN RUSINESS CENTER
UPPER MACUNGIE TOWN
LEHIGH COUNTY, PA DEVELOPMENT SITE BOULDER

€ 100 × 100

38

Š. BARRY ISETT & ASSOCIATES, IN Consulting Engineers & Surveyors
Trexiertown, PA 18087-0147
610 - 358 - 9904

KEASIONS

1. REVISED LIGHTHUG/LAN

2. TOWNSHIP COMMENTS

3. HANDSCAPHG REVISEDS

5. TOWNSHIP COMMENTS

6. TOWNSHIP COMMENTS

6. FINAL PLAN

LOCATION MAP

ZONING DATA

OSTROCT. LI – LUOTI NOUSTRAL PARK OSTROCT
PROPOSED USE: WHORLOUS/DISTRIBUTION (CONOTIONAL USE)
MINIMAN LOT AREL. 87.000 S.F.
MINIMAN LOT AREL. 87.000 S.F.
MINIMAN LOT MOTOL. 150 F.F. BROIL TARIO S.T.BACK
MARIMAN BURDING CONCEACE: 400
MARIMAN BURDING CONCEACE: 400
MARIMAN BURDING CONCEACE: 400
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REQUIRED PARKING: 1 SPACE/1.2 EMPLOYEES, PLUS 1 SPACE/10 MANAGERS ON SITE 1 \$PACE/1.2 EMPLOYEE 129
1 \$PACE/MANAGER 8
10TAL
(INCLUDES HANDICAPPED \$PACES) (5 HP)

SEMER: PUBLIC - 1 EDU (ESTIMATED) - MONITORING MANHOLE PROMOED WATER: PUBLIC

LOL 3 ACT 515, VOL. 531, PG. 633 — DATED JANUARY 28,1987 ACT 515, VOL. 531, PG. 642 — DATED JANUARY 26,1987 ACT 515, VOL. 531, PG. 941 — DATED JANUARY 26,1987 DECLARATION OF RESTRICTIONS & RESPONSIBILITIES RECORDED IN MSC. BOOK 875, PG. 1004 - DATED FEBRUARY 13, 1998 DECLARATION OF COVENANTS RECORDED IN MISC. BOOK 394, PG. 50 DATED JUNE 6, 1991

 SALDO SECTION 633.31 — MAXIMUM DRIVERAY WOTH TO PERMIT A 24" AND 40" DRIVEWAYS WITH ENTRANCE RADII OF 75" ON EACH SIDE OF BOTH DRIVEWAYS. THIS IS IN EXCESS OF THE 30" MAXIMUM ALLOWED BY ORDINANCE. SALDO SECTION 691.314 - THE SITE GRADING IN EXCESS OF 3:1 SLOPES. TO PERMIT SLOPES TO A MAXIMUM OF 2:1. ALL 2:1 SLOPES TO BE PLANTED WITH CROWNETCH TO STABILIZE SOLS. SALDO SECTIONS 1041.8 & 1073 — TREE PLANTING REQUIREMENTS.
TO PERMIT THE PLACEMENT OF 184 TREE CREDITS AS SHOWN ON LL-1.
LARGER TREE SPECIMENS ARE PROPOSED TO OFFSET THE LOWER TREE COUNT.
ORDINANCE REQUIRES 301 TREE CREDITS.

SALDO 100' (COLLECTOR), 75' (LOCAL)
ZONING 25' FROM RIGHT-OF-WAY
275' ALONG © COLLECTOR

SIGHT TRIANGLES:

ROAD CLASSIFICATION: BOULDER DRIVE: LOCAL ROAD HOUSTRIAL BOULEVARD: COLLECTOR GRIM ROAD: COLLECTOR

DEED REFERENCE: DBY 1858, PG. 0751 TAX MAP: J6 BLOCK 15 LOT 11 MAP BOOK: 36 PAGES: 78 THROUGH 82 LOT AREA: 10.025 AGRES PROPOSED BUILDING COVERAGE: 27.5%

TOTAL IMPERVIOUS: 63.4% (INCLUDES FUTURE DOCK AREA)

KRVA KRVA KRVA KRVA KRVA KRVA

5: Boulder Business Center Site Plan